

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
OCTOBER 4, 1977

Chairman Earl Breuer called the meeting to order at 7:35 p.m. and gave the invocation.

Commission members present: Mary Jane Brimm, Archie McVay, Chet Thompson, Ralph Renn and Chairman Breuer.

Staff members present: Al R. Hooten, City Manager; Wendell Bartholomew, Building Official; Suzie James, Draftsman.

Ms. Sandra Dierich, CCCOG, Coos Bay, was also present.

APPROVAL OF MINUTES:

Commissioner McVay made MOTION that minutes of regular meeting, September 6, 1977, be approved as presented. Commissioner Brimm seconded Motion which carried by unanimous vote..

MOTION by Commissioner Thompson, seconded by Commissioner Renn, and carried unanimously that minutes of September 19, 1977 special meeting be approved as presented.

WELCOME TO VISITORS:

Chairman Breuer welcomed the audience, which was comprised of approximately twenty five persons, and expressed the thanks of the Commission in the interest being shown in their community activities by attending the meeting.

Commissioner William Robinson walked in.

REPORT BY BUILDING OFFICIAL:

According to agenda this report was scheduled after the Legislative Action, however, since the Chairman asked for report at this time it was given.

Building Official Bartholomew reported eleven building permits issued in September made up of one single family dwelling, one four-plex, four duplexes, one carport, two storage buildings, and two dwelling additions making a total value of \$313,990.00. Permit fees, \$1,189.00, surcharge, or tax, \$47.56 totaling \$1,236.56 was collected plus fee of \$195.00 for three plumbing permits and \$7.80 tax totaling \$202.80, or a grand total for fees and tax of \$1,439.36.

PUBLIC HEARINGS:

1. REQUEST BY CHAS. H. HUCKABEE FOR CONDITIONAL USE PERMIT TO OPERATE UPHOLSTERY SHOP IN AN EXISTING DWELLING AT CORNER OF RAILROAD STREET AND TANBARK ROAD, TAX LOT 2800, MAP 41-13-5CC.

The location of the site was given as the old Cheney house, adjacent to the Cheney Apartments.

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Mr. Huckabee said there was a semi-detached garage behind the dwelling where he plans to live and he wishes to operate upholstery shop from garage.

Mr. Bartholomew informed the Chairman that Mr. Huckabee, or his representative, had been given a copy of the conditional use permit restrictions.

Mr. Dwight Allen was recognized and he wanted the Commission to know they were cleaning the place up - painting it on the outside, have taken out two trees, and although there is still a lot of junk around there they plan to have it cleaned up by the first of the month. It will also be painted inside and out.

Commissioner Brimm asked about the amount of traffic there would be when he was conducting his business. Mr. Huckabee said that he usually went to pick up the items for upholstering, but, in all probability there would be only one car at a time at his place which has a double driveway.

MOVED by Commissioner Renn, seconded by Commissioner McVay and carried unanimously that Commission accept the request for conditional use permit by Mr. Huckabee.

2. REQUEST BY DR. & MRS. GERRID JOY FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE CITY OF BROOKINGS TO BE HEARD CONCURRENTLY WITH THEIR REQUEST FOR A ZONE CHANGE OF TAX LOT 8000, MAP 41-13-5CD ON DEL NORTE LANE OPPOSITE THE INTERSECTION OF DEL NORTE LANE AND HAZEL STREET.

Chairman: This, as I understand, is because we didn't do it right the first time so we are actually to hold a public hearing tonight and the proponents can present witnesses if they wish tonight - is that correct?

Building Official: Well, Earl, I think the last time we had a very good presentation and probably this may be repetitious to go through it again, but there are certain things you have before you, from the other meetings we have had, that we discovered we have to address and I wanted at this time to be sure that the public could hear that we did address these things, that it was not just a fast snap decision that we have to follow these criterias. You have before you also a letter that was dated September 21, 1977 to Bud Jones, the agent for Dr. Joy. He received this letter and it expresses the concern that we had as far as what our action was. I think that Bud probably is prepared to address these particular items we may have overlooked, maybe we didn't overlook them, but we definitely are drawing attention to them now and with your permission, I would think that Bud should present his case now. It may be repetitious but certainly we want to do it by numbers, if we can.

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Bud Jones for Dr. Joy: Mr. Chairman, we would appreciate being able to respond to these questions.

Chairman: Okay. In the absence of any witnesses or any further testimony on your part, then apparently this is in opposition as I understand it?

Building Official: No, this is presentation by the proponents again. This is with an opportunity to possibly, to maybe some people who didn't understand what we were doing before, to voice opposition.

Dr. Joy: Excuse me, may I say something?

Chairman: Yes.

Dr. Joy: My understanding was that we didn't comply with some State rules or legislation of some kind.

Building Official: As far as zoning goes.

Dr. Joy: But we did comply with all the local requirements but apparently we did not want any injunctions that might arise later or anything else so this is why we are here tonight to make sure nothing like this happens.

Building Official: That's true. That's true.

Jones: If you would allow us to very briefly run through this again

Chairman: You have the floor.

Jones: Pardon?

Chairman: You have the floor.

Jones: Yes, okay, thank you. I perhaps could sit next to you.

Building Official: You bet.

Jones: Then no one has to turn around.

Building Official: Very good.

Jones: Honorable Commission, ladies and gentlemen, for those of you who were not present before, any of you interested in seeing the artist's renderings of our proposed project? Briefly what it is, off of Del Norte Street, we are proposing a small condominium single family dwelling project. Actually, it is not so much a condominium as its what we call A HOA which is a home owners association type of project where the people will actually take fee title to property on which their unit sets. A condominium is more where you are buying air-space or something of that nature. But then in this particular case it is actually HOA, home owners association project, individual single family dwellings and the owners would take fee title to those properties.

I really appreciate, Mr. Bartholomew, your letter and your

questions, certainly, we are not trying to ramrod anything through. We do want to certainly comply with local ordinances and certainly your Comprehensive Plan.

One of the questions you brought out in your letter was, "Does this request generally conform to the Comprehensive Plan?" This actually is a very difficult question because when your Comprehensive Plan was formulated, as was ours just immediately South of you in the County of Del Norte, the type of dwellings we propose to offer in this community didn't really exist, or really most of us in Curry County, Del Norte County, weren't aware of this type of housing facility. Del Norte County, we are facing somewhat the same dilemma as we have had several requests for this type housing and sort of caught us without proper ordinance, and our general plan had not made provisions for this type of housing. It is rather new. Certainly new to our community. So in all honesty, with your Commission and good citizens of your community, we have to say that our request really does not actually comply with the City of Brookings general plan inasmuch as we would be requesting zone change, from I believe, your R1, is it?

Building Official: RL, yes.

Jones: RL to RH. In other words the density would be of a greater density in the particular area we are requesting. So therefore, my statement to you is, our request, should it be favorably received by your Commission and the City Council would, I believe, definitely require an amendment to your Comprehensive Plan. Or certainly, it should be amended to reflect our views.

Another question you address, "Is there a shortage of housing? Of the type suggested?" I think we all, being honest, have to say that yes, there is a shortage of housing in this community here, and of the type suggested, is sort of a leading question because since this is a new type of housing for your community, it is very difficult to say, but I would say that adequate, comfortable well designed, well built homes are always in demand. I think the type of facilities that we are proposing, very earthy, very woody, very fitting with the environment, would not certainly be in demand since we are talking about such a small project. Maybe if we were talking about several hundred units or something like that, perhaps the local market could not sustain this type of project, but in talking about a dozen or fifteen, something like this in this area, in this number, I think the area could most certainly absorb that many units. The fact is I have been contacted many times by telephone, as has Dr. Joy, by interested individuals wanting to know more of the particulars of the proposed project. Is it actually going to get off the ground? When would the units be available

for purchase. So through our newspaper articles, or your newspaper articles in the community here, you have certainly stimulated enough interest that people have actually tracked us down to inquire as to the feasibility of obtaining one of these. So I would say, of this type of housing, is there a shortage, and I would say apparently so because it is non-existent at this present time.

"What does marketing data show relating to price ranges suggested in proposal?" Unofficially, in a very low key manner, I contacted numerous realtors in the area here as to this type of project, again, since we are breaking new ground, we really have nothing to compare this to in a current market situation. The price range would be very flexible as to the needs of the community. These structures could be built, as you know, Wendell, in construction very expensive, the cost per square foot, you could be talking about \$40 or \$50 a square foot of construction by going first cabin, real quality, or, if the market could not sustain that expensive of a cost per square foot, this could certainly be scaled down to a more reasonable price per square foot. Ladies and gentlemen, it's just simply we haven't determined it at this particular point. An example would be solid core doors instead of hollow core doors and you can pay \$500 for a water closet or as you know, you can pay \$35 for a water closet. So we think we are a bit premature to come up with an exact sales price at this particular minute. We would like public input. We would like to work with your local officials and with the Planning Commission, certainly the City Council, to determine the price, actually price per square foot that the structures could cost.

Another question Mr. Bartholomew addressed to us was "What are facts concerning the area need for diversity of housing types?" I don't know how many of you follow construction. I don't know how many of you that are attending that are even interested in construction but we're very much, not just this community, but nation-wide, perhaps world-wide, we're very much in a state of transition as far as housing goes. People as you are all aware, at one time everyone dreamed of a ranch style home on a one acre, one-half acre parcel, something like that, with a double garage, a shop, and a swimming pool. Those days have apparently changed now from at least the data I have been able to come up with, people are interested more in an informal type living, they're interested - course taxes have had a great deal to do with this also. But people now would rather have, I believe, time to, for recreation, for fishing, or whatever they do, to play golf. People don't want to be burdened with plumbing problems, leaking roofs, and things of this nature. This is one thing the

HOA type housing provides for people, the maintenance of these structures are provided by contract by the home owners association. If your roof leaks, you simply dial a number and you have someone out there immediately to repair it. If you don't, if they don't show up immediately, or within a reasonable period of time, then you, as a member of the home owners association, certainly can bring this before your association and you can get a contractor who will respond. The maintenance of these facilities are taken care of by contract and the plumbing problems, trimming the grass, and maintaining the street, etc., etc. - this is all done by a telephone call so you are not burdened with plumber's bills, electrician's bills, roffer's bills. Certainly there is no such thing as a free lunch, we are all aware of this. You pay for it, but you pay for it in your assessments.

Another question that Mr. Bartholomew has addressed to us, "Has there been changes in the area population that would suggest modifications to the Comprehensive Plan to meet those changes and needs of the population?" I responded to that question that you really don't need a change of population, in other words you really don't need a great influx, such as a new industry opening in your community where all of a sudden there was a great demand for housing. This has not occurred and we don't claim that it has. There has not been a loss, there has not been a number of our people that have come in with a great amount of money where they are going to increase their standard of living, it's just that, as we were talking a minute ago, people's likes and dislikes changes. I am sure there are many people, older people, perhaps, that are simply tired of mowing grass every Sunday, trimming hedges, etc., they want to change their life style. So the type of project that we are proposing is a change of life style, it's a change of trend, it's not a change of population that would affect this. In other words, these would be people who would probably already be firmly established in the area and it would be simply changing their mood, their style, their trend of living. In other words, Mr. Bartholomew, we don't really think the population figures would have any significant impact on this project one way or the other. Like I mentioned before, if we were talking about a huge project, then certainly I think we might have to consider the population, in other words, where are the 200 extra families going to come from that would absorb this.

Another question, "What is the availability and the suitability of alternate sites for this proposal?" We've responded that suitability and availability of alternate sites for any proposal of this nature might well be, perhaps just a state of mind. Our proposal are for single

family fee owned structures for development that would blend into the present site and more gentle than perhaps many of the present structures. We do not propose a development, nor even have one in mind at this stage. You are all aware this is what we have presented at your request to you, this is a conceptual more than anything else at this particular stage. So we do not have a project on paper of which we are looking for a site to build a project. We have a site that we would like to develop a project for. So there is quite a bit of difference there. We are not developers, we are not speculators, we just simply have what we feel is a very desirable site and this type of housing, we feel, would certainly be an asset to that particular community, to that particular area.

Another very interesting question, "What are the effects that are expected on local traffic patterns?" We do not feel as though this small magnitude of a development would seriously create a traffic problem because, one thing, it has very adequate streets in the area. We are not saying that more vehicles would not be present, more vehicles would be present, but again it's small enough that we feel as though traffic that would be generated by this small development would just simply be local traffic that's somewhere else. In other words we're not anticipating an influx of new people into your community, we are anticipating that these few units, this small development, be absorbed probably by people, I wouldn't say in the immediate area, but I would say in the general area. And, these would be people that are already responsible people, they are people aware that children play on these type of streets so we are dealing with local people who are familiar with your local traffic problems. So we hope, Mr. Bartholomew, that we would not have a traffic problem because of this particular project.

Another question you have addressed us, "Will facilities such as sewer and water supply requirements of this development?" We would assume they do. You have a sewer system, you have a municipal water system. We have not got into the matter deep enough to find out that perhaps these units might make some type of drain on your present water facilities but I'm certain that your present water facilities are more than adequate. I'm sure the initial design stages of these facilities, since there are a number of vacant areas in the area, and I'm certain that when your present facilities were designed they were probably designed for a complete build-out in that particular area. We are assuming that your present sewer and water facilities would be adequate for this particular project.

By the way, if there are any questions, or if anyone wants to interrupt, don't hesitate to interrupt me as we go through this.

"What site controls will be enforced by the City?" You name four, one would be a site review, one would be a geologist report, one would be architectural review, and one would be general esthetics assessment of the area. Again, like I say, we do not have a development on which we are looking for a site. We have a site that we, yourselves, and interested citizens of the community will develop. In other words, the controls on this project would be those controls, many of them recommended by the people in the area, it would be by your Commission, it would be by the City Council and by your City Engineer, we would just hope, if we get that far down the road, that your controls would be reasonable and your controls would be something we could live with. Like I say, we hope that would happen.

Your concluding question, "Will specific restrictions be listed that must be met prior to final approval by City?" I think this would go hand in hand with Mr. Bartholomew's previous question as to the controls that would be enforced by the City and of course these evolve. These evolve through public hearings, evolves through the Commission hearings, they evolve through the Council hearings and undoubtedly, through these hearings there would be restrictions that your Commission would recommend to the City Council, there are perhaps restrictions that the City Council would dream up themselves that would be a part of this project, and certainly we would have no objection to that, the only thing that we would ask is that certainly they be reasonable restrictions on the project.

This concludes the questionnaire, I will have these comments typed and in writing so they can become a permanent record for your records. I will get these to you immediately. I was thinking that perhaps, due to the course of this public hearing, if there might be other questions that your Commission might come up with, or perhaps the public might come up with that we can also incorporate on our questionnaire. We do certainly want to cover all bases.

Unknown Questioner: If possible I would like to know how many square feet are proposed in those units, in one unit.

Jones: What we would like them to be, 1200, 1250. What we would like to do, the fact is we have a typical floor plan we prepared before, and what we would like to do is have the people that are interested in the project itself and specifically people who are interested in the units, to more or less put together a composite, in other words,

rather than for me to set down and design these units for the people, we would like the people themselves, the future potential home owners to have a say as to their design and this is why we prepared it along this manner that the Planning Commission would be aware of this. Basically they are modular, they cover, the pad on which the structure would sit would be 25 by 50 feet and as you know you could have a million different floor plans on that particular type area. We are talking about certain units and then with many, many different floor plans that could be put together in such a project. For example there would probably be older people, elderly people who don't have families, perhaps a two bedroom unit would be large enough and this would be like a master bedroom and a guest room, or maybe a master bedroom and a studio or something like a studio, something along this nature. There will be those people who perhaps have a grown child at home, or something like this that would actually want the three bedrooms. So we would like again to be adaptable to the interested party.

Unknown Questioner: Speaking for myself and my wife, I would much more desire a smaller unit. I'm thinking of just what you said awhile ago, maintenance. A 1200 square foot unit for an elderly couple involves maintenance. I'm thinking in terms of less than 1000 square feet, would anything like that be available?

Jones: I am sure this would be one of Mr. Bartholomew's questions when he's asking for certain restrictions.

Chairman: I think we are getting away from the hearing itself, and if we have prospective customers here I think they should discuss that with you then bring it back because we could go on sitting here all night listening to this.

Jones: Yes, I was just going to say the restrictions you people would be imposing on the project, say you did approve the project, I am sure one of the restrictions the Planning Commission, certainly the City Council, and I know the Building Inspector would recommend a minimum square footage floor area. I think the community would require that. And that's yet to be determined.

Chairman: At this time I would ask if there are any opponents to this plan in the audience and for them to rise and state their name and their opposition to it. If not, are there any people here who would like to ask Mr. Jones any questions, or Dr. Joy.

Commissioner Thompson: This plan would be waterfront? That is pretty steep there, isn't it?

Jones: Yes it is steep and these would be problems we would have to solve down the road, in other words, one of our desires is to make the river naturally available to the entire

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development here. Oh yes, we have problems.

Unknown Questioner: I have a question also. Is there any restrictions on access to the estuary here by water by the people of the City of Brookings?

Building Official: I don't exactly know what the question -

Unknown Questioner: I'll rephrase the question. Would it stop access, for example, like down in the North Jetty? Or something like this, where access is available to residents of Brookings now.

Chairman: It is not even close to it.

Unknown Questioner: Is it just riverfront? Right?

Chairman: Yes, that's right.

Building Official: Sandy, do you have any sage advice?

Sandy: (All of her words were not audible, therefore we have typed here what we could make of that which was audible.) Survey taken of Coos and Curry Counties relating to housing consideration, available rental units. From a 10% sampling, (acceptable vacancy rate exceeds 6% in Coos County) Coos vacancy rate was 2% and Curry County was zero.

Chairman: Does any one on the Commission have any questions to ask?

Renn: I have one question. We are here because it does not comply with our Comprehensive Plan. The whole area down there is low density housing and this is supposed to be high density housing. What action is necessary to eliminate this problem? So this project may proceed.

Chairman: The hearing we are holding tonight is because he has asked for a change of our Comprehensive Plan. So besides just granting a spot zone we have to grant a change in the Comprehensive Plan as well. Am I right on this?

Sandy: Yes, that is what you're doing. What you are doing is you're allowing both the people who are for and those who may have concerns about the project to know what is going on so they have an opportunity to express their opinions in public. (Fades.)

Commissioner Brimm: Now, Wendell, is that, was that water - they only had a 4" pipe down there, didn't they?

Building Official: There seems to be - there have been some flow samples taken down there and apparently at this time we would have enough to take care of this particular project, am I correct Al?

I think the main thing Earl is that in the previous action we took we addressed only, and it may be a play on words, and it possibly is, but we did not address

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specific questions as Dr. Joy has tonite, or Bud has. We did not address, we did not even mention the word Comprehensive Plan previously and I think these are the things that we do have to address and I think we have.

Chairman: I think we were unaware we had to change our Comprehensive Plan as well as the zone, so if everyone is satisfied on the Commission as to the proponents on it and there apparently being no opponents, unless you would like some time to think on what has been said here, I think we are probably ready for a motion to accept their request or reject it.

MOTION by Commissioner McVay, seconded by Commissioner Renn and carried unanimously that we accept the request for both a Comprehensive Plan change and a zone change in the City of Brookings.

Jones: Commissioners, I want to thank you very much for your time and your patience and good citizens we thank you.

Chairman Well, I think we really want to thank you for being patient with us and coming back the second time.

Jones: It's our pleasure.

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Chairman: The next item on the agenda is a request by James R. Barrett, Dean Kerr, authorized agent, for zone change from RH to CG on tax lots 10600, 10700, and 10800, Map 41-13-5CB to allow construction of motel.

Building Official: This is kind of confusing getting all those zeros, zeros, zeros in there, but this is property, I think you are all aware of where it is, or if the citizens aren't, this is property that adjoins Alder Street on the East and Oak Street on the West and is bounded on the South by Railroad Street and on the North by Hemlock Street and is now currently zoned in a residential high and it does lie adjacent to commercial general and I think that Mr. Barrett is here and Dean Kerr is also here and I think they would appreciate the opportunity to present their case at this time.

Chairman: You have the floor gentlemen.

Barrett: My name is James R. Barrett, ladies and gentlemen, I have a packet and if anybody in the audience would like to know what it is it is just a formality for them (Commissioners) to read while I am doing it at the same time. There is a newspaper, the Brookings-Harbor Pilot, in each one of these and the answers to each one of the questions as I go along. This won't take too long to get everything, and Wendell I didn't know there were going to be quite as many people here.

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Building Official: That's all right.

Barrett: I can share with somebody.

Building Official: That's fine.

Barrett: Anyway, my name is James R. Barrett, Jim Barrett, and I am an Oregon resident, have been for all my life. I live in Lake Oswego area. I bought some property down here five years ago. I own a lot up in Marina Heights subdivision and I plan to build my own home in the very near future. So I think I've been a Brookings taxpayer for quite a few years now. Anyway, in order to facilitate this and get it moving very rapidly, I will answer all the questions here, "Finding of Facts", that I have been presented by the Building Department here in Brookings. And you gentlemen and ladies, can follow right along with me. We will present these very fast.

Does request generally conform to the Comprehensive Plan? Yes, inasmuch as half the lot area we're looking at is in CG and half of it is in high density apartment. Number two question is -

Building Official: Jim, may I interrupt, now then you seem to be in conflict with my statement. The statement that I made that it was now currently in, zoned in high density development. You are referring to the Comprehensive Plan, is this true?

Barrett: Yes.

Building Official: There is a difference between the Plan and the Zoning. I just wanted to make that point.

Barrett: It is zoned right now, high density, RH zone and what we are looking for of course is a zone change.

Building Official: Thank you.

Barrett: Is there a shortage of housing of this type? Yes, there's 126 units in Brookings area at this time. Some are old and very small. The need is proven by a study quoted in the Brookings-Harbor Pilot. You have the Brookings-Harbor Pilot in front of you and I have underlined the particular statements of fact proven out in a 16 day study of the area. One of the studies said that a small meeting facility in Brookings may be feasible for State-wide conventions for two or three days duration if the motel situation were to improve on the South Coast. And how many times has anybody driven up and down the South Coast here, any time during the summer time, and there are no vacancy signs from here all the way up and down the coast. Of course, I will get into that later. And when we have all these facts that are presented to us free of hand, which is very fortunate. And tourism is a very lucrative business of course and what we are

creating is a new business.

We are getting on to number three now, the property values in the area, I'll get back to the question. What does marketing data show relating to price ranges suggested in proposal?

The property values in the area will increase the property values of course, will increase proposed development will decrease the property taxes in the whole town. The property right now is taxed at \$1,050.69 per year, With the development going on in a motel complex the taxes, based on today's property taxes, will be \$30,000 a year. That will benefit the whole community. There is no question about that.

Number four, "What are the facts concerning the area need for diversity of housing types?" Again, refer to the Brookings-Harbor Pilot about the needs for this type unit. There it states again, that although there are tourists and so forth, there is a very definite need in this area for motel units.

Number five, "Has there been changes in the area population that would suggest modifications to the Comprehensive Plan to meet those changes and needs of the population?" Yes. The growing population and increased tourist trade, also we will create new trade in the off-months with convention center. These people will not use the local facilities. Tourists do not use the fire department, the police department, the schools and etc. They are a very transient type of trade. They leave their money here and go on. They will use the sewer and water system. There is no question about that. Also, people in the motel will spend their money here. Studies show, now this is from a very international source, that everybody, that comes through as a tourist leaves in any town they stay in, \$86.00 per day per person.. There's three people in every car that either come through, stop, or go on and it comes out to \$258.00 per day per vacancy if they go on somewhere else to spend their money. Whether it being in the summer or winter, of course. And they also leave without an increase in population nor a drain on the school system or anything like that. And it is also much better than building apartments on the project inasmuch as there you have a permanent residential increase, your schools are taxed, of course right now it is zoned in for apartments and it is a natural for a motel.

Now we will go on to number six, what is the availability and the suitability of alternate sites for this proposal? None around town with a restaurant, with a lounge already there; the convention center proposed and going in approximately at this same time and with extra parking alongside the convention center. The restaurant and lounge are

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already existing, over at the Innfield Restaurant, a very fine place, the lounge will be in there and and it's just a walk across the street to all the facilities, right there.

And along about number seven, "What are the effects that are expected on local traffic patterns?" I will introduce into your record right here a letter from the Assistant Chief of Police who has already made a survey of the area and he said there will be no created problems from any traffic.

"Will facilities such as sewer and water supply requirements of this development?" We have down there now, you can go through that with me if you like, and so forth. There is an eight inch sewer on Railroad, there is a twenty inch sewer intercept on Oak, there is a six inch water main on Oak. There is a four inch water main on Hemlock a four inch on Alder and a two inch on Railroad, so all of those will be no problem whatsoever, they are immediately available. Also, not mentioned there, there is also on Railroad Avenue a surface drain, a storm drain that we haven't been able to chase down, but it does go on down to the basin. It is connected right on Railroad where we can tie in with the service drain. No sweat.

Now we get back down to number nine, "What site controls will be enforced by the City?" There it is very simple, through the building codes. They will take care of everything right, so we don't even have to get into it.

Number ten, "What specific restrictions will be listed that must be met prior to final approval by City?" There again the building codes and the permits will take care of all the esthetic values, the exact structural, everything. You have a complete set of plans, not a complete set, a site plan in front of you and the profile of the particular unit. I will introduce right back into the meeting here, a registered survey of the property, and you will notice on this from one end of the property to the other end, the greatest fall is like five feet. Perfect drainage to the exact perfect sewer systems that you have there.

Going back to number two. We're talking about existing motels in the area and we have from a reliable source, which again I can quote, one of the largest retail sources of all hotel-motel supplies in the whole United States that conduct these surveys all the time. And we found from them that right now in the Southern Oregon Coast in 76-77, there is a tremendous shortage of motel units. And I am sure that everybody in the room will concur with this. With existing occupancy of eight months of the year, 50 to 70% full, and the other four months is 95 to 100% full. There being two-thirds of the time 60% full and the one-third of the time full. Sending away much, much needed

business from the area. Every 100 cars that slip by the area here, which on any given day that can happen, you take 100 cars that slip by this area at \$258.00 per car you're looking at \$25,000.00 worth of business that could have been left in town. And also, we were going to request from the Planning Commission that we have two 20 foot, on your plat maps, you see two 20 foot alley easements through the property that the City Council referred back to you that we need to vacate those properties. The North property line on that facing Hemlock Street, on the Eastern end, well it would be the Eastern end of Hemlock there running in, is a 60 foot right of way, on the other end of the street is a 50 foot right of way. We would like to have you people more or less try to straighten those property lines up. It's within your power to go ahead and grant the straightening up of the property lines. Do you follow me on that? We have two 20 foot easements through that property, we own all the property around it so there is no problem there, and also, I don't think -

Questioner: It showed it on another map, but it doesn't on this one.

Barrett: Yeah, well on your map it doesn't show.

Questioner: We saw it on one last night.

Barrett: You see, this one here is a 60 foot right of way and this is a 50 foot right of way. We want to straighten that lot line up of course there and straighten the lines through here. That's what it amounts to on that report.

Now, I would be more than happy to answer any other questions that may come up. You have a complete esthetic look at the place. We're going to use local rock, we're going to use cement tile roofs, good cedar siding, complete five foot walkways with three foot overhangs past them, and of course we have to conform to all the city building codes and specifications, State fire codes, and etc.

Any way, if there are any opponents in here who would like to ask me any questions I would be more than happy to answer them.

Yes sir.

Questioner: First of all, I would like to let you know why I am opposed to it.

Chairman: Could we have your name for the record, please?

Questioner: Yes, Don Sowa, I live at 312 Alder.

Chairman: Thank you.

Sowa: First of all I'll just give you a general idea why I'm opposed to this. All right, the reason I'm opposed to see this motel coming into this specific area on Railroad. One, it causes the values of properties in the neighborhood

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to drop. Like you said just a minute ago, you're going to increase the value of the property, right, the property you are building on.

Barrett: No, all the property in the area.

Sowa: Seriously, I doubt that seriously. You'll have to prove this to me. Example, right up here on Oak Street you have apartment houses that went in, and Carl Prough owns one home right next to them and today -

Barrett: No, any time you develop -

Sowa: Today, today, I'll bet you Carl Prough can't get as much money as he could have yesterday unless it goes into a commercial type sale. It's a residence he built, a brand new building, right next to a residential area, just like they did up there.

Barrett: We're not right next to a residential area, sir.

Sowa: There's people that live within 30 feet of you.

Barrett: Right.

Sowa: Right across the road.

Barrett: There's only like just a very few.

Sowa: Well, they're still people.

Barrett: Well, no, 90% of the area is already commercial.

Sowa: Right, but there's got to be an encroachment line somewhere. I say you're encroaching upon that line now.

Barrett: Well, no. You'll find that any time you put in the right type of commercial development that is beneficial to the area the property values around that area will increase.

Sowa: I'm not sure it's the right time.

Barrett: What would be the right time.

Sowa: Do you want to debate? Okay?

Chairman: No, we don't want a debate. He's made his statement and we'll accept it for the record, please.

Sowa: Okay, it will cause more congestion on the street. You are going to have more traffic there. You can't help but have more traffic there.

Barrett: We have a letter from the Chief, Assistant Chief of Police that has made, conducted survey of the traffic in the area now and says there will be no problems with motel as such.

Sowa: Well, I don't know about this. But again, I just left the Police Department and we have a traffic problem there right now because of parking facilities. Ah, so, therefore I see a traffic hazard safety-wise for children that have to walk out of that part of town to go to school. That

street has to be the main trunk-line for them because they can get across the street. That's where the stop-light is that we have in our town.

Ah, I don't know if it's good or bad, transients in a community. I don't know. It seems the more transients we get the more, the higher the crime rate goes up. It's obviously increasing every year, so that's going to be hard to -

Barrett: Wait a minute. I'll make one suggestion.

Chairman: Let's let the opponent have the floor, the same as you did.

Sowa: All right, ah, well, like I say, getting on and off the street, 90% of the traffic coming out of that area, it comes from the stop-light so they've got access to the highway. An I, myself, have a safety problem getting on that highway when I come up with fire calls.

Six. Ah, I ah, zone change. I really can't go along with you. You talk about kiddie cars and tricycles and that, I don't know if you're against children, or what it is. But what I say is this, that at least you got permanent residents there and sure, it might increase the school, but if they had apartments, they'd be taxed also.

Eight. You're going to have noise at late hours, you can't help but have. Every motel has it. Maybe that's one of the reasons you want to get down in that neighborhood, so the motel won't be so noisy. I do not know. Ah, well, let's see.

This esthetic view in the neighborhood, for the people who live close to it. Now, as far as the taxes, I don't know, I don't want to get into a debate. You said you would not use the fire department. I happen to be a volunteer fireman here. You get a fire, I'm going to have to respond. So, I don't know, I'm not here for debate purposes but I'm opposed to that kind of development in that area. I realize that Mr. Kerr, it's great for him, if I were Mr. Kerr I would welcome you with open arms. But I'm not. I'm just a taxpayer and a resident of this area.

Chairman: Thank you. Is there any one else? Yes.

Harness: Yes sir, my name is Jim Harness, I live in Beresa Tract.

Chairman: Yes.

Harness: I probably live within less than a half block from the proposed area. I know tonight when I went to this meeting that just in the Spruce Drive area alone there's 49 dwellings, family type dwellings. There's a new generation coming up of youngsters. Six years ago when we first came to Brookings we spent a year evaluating the community trying

to locate a place within our means. A nice community, a nice area where we wouldn't have to be involved with commercial area. I do have to agree with this gentleman that there is great potential for a conventional group. This particular location I'm opposed to. I won't go into a lot of detail. I wasn't prepared to debate this gentleman's points but will be happy to at a later date. I just recently was discharged from the hospital up at Gold Beach. It was interesting to note that a goodly portion of the emergency cases, intensive care case, were transients. How this affects our hospital situation, I don't know. I'm aware that the conventions where I have been or have attended over the last twenty to twenty-five years, it invariably creates a problem. Also, in the area adjacent to this area, and you gentlemen may see it as 90% commercial, I am in no position to debate this, all I can see are the residential dwellings around this area. There are people that work late unusual hours, who sleep unusual hours, noise is definitely a factor. Traffic is definitely a factor, and lack of sidewalks in various areas is a factor, not in your particular project, but adjacent to it. These are just a few points I would like to bring out. And I think another thing that ought to be taken into consideration, and I am only speaking for myself now, I have no idea whatsoever of the medical clinic's attitude, but to have amotel adjacent to the medical center with a potential as we were told by the Pilot, last year too, of possible 24 hour emergency care, residential type care, and with conventions going on right across the street, I don't know what this is about, but as far as I'm concerned it is not compatible with the Curry Medical Clinic.

Chairman: Thank you. Any one else?

Unkown Questioner: How many units will be in this complex?

Barrett: Approximately a hundred.

Unknown Questioner: How many in the convention center?

Barrett: We're not sure yet, between three and five hundred.

Commissioner Robinson: Al, how many apartment units could be built on that property? Wendell?

Building Official: Sixty.

Chairman: This would hinge on some of the opponents opposition to it, I think.

Barrett: Fifty-four at the present time.

Chairman: Fifty-four apartments?

Barrett: Right.

Chairman: I think we are ready to make a decision as far as I'm

concerned. The opposition brought out drop in property value which only a real estate man could answer that. I'm in no position to answer it and I doubt that even the proponent is and I don't think we want to get into a debate about that. Because of more traffic - if we look at it from the standpoint of fifty-four apartments, as against your transient traffic, you're probably looking at, in other words, I think our Police Department is probably correct, the traffic would be about a wash-out and the noise would probably be very similar. So I think we have to admit that in the development of this property we are going to be faced with both a traffic problem and a noise problem that we do not now have. As to whether it would be greater with one than it is with the other, this is the decision that we here on the Commission, I presume, are faced with. Laugh, Mr. Allen.

Commissioner Renn asked for recognition: If this proposal is approved and looking at your lay-out up there I know that you have developed, including shrubery, right up to the property line. I live in town too, and I have school children going by my property where there are no sidewalks. And occasionally, quite frequently, I'm getting grey haired from it, the kids not only have to run down in the gutter, but up on my embankment to escape traffic coming by there. I know that the school children going by my property are not as many as there are going by that property up there.

Barrett: Well perhaps, maybe on that ten foot set-back, we could put some type of a walk. A black-top walk or something like that.

Renn: Well, a sidewalk and a curb to keep the traffic from killing the kids who can't go anywhere except into those bushes. There is nothing there to stop the traffic. I'd like to see a sidewalk and a curb around it, even though it is only an estimate.

Barrett: Well, we're running into a traffic problem with the City inasmuch as the City right of way has not been developed over to the full extent of the right of way and they were wondering how much it would cost them back with the traffic department as to opposed to bringing it out of curb going ahead back with a four or five foot sidewalk and then five foot set-back from there. 'Cause that would be on City property, and inasmuch as it would cost me and the City, I'm sure something could be arranged on that. No, I wouldn't have no objections to that, at all.

Renn: You feel that - you agree that it should be done.

Barrett: If it isn't done now it should definitely be put in for the future, when maybe some of the rest of the area is developed also.

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Chairman: Any other comments.

Commissioner Brimm: I'd like to ask Wendell, how many letters were sent out to property owners within 250 feet of the, of this property and how many remonstrances did we get back?

Building Official: I've never gotten any letters back, per se.

Brimm: How many were sent out?

Building Official: About forty.

Brimm: And you received nothing back from any of them?

Building Official: No.

Brimm: Okay.

The Chairman recognized Cliff Cutter, Representative of the Chamber of Commerce, Brookings-Harbor.

Cutter: I think this is the key questions, just asked right here. And I think when you think about it, there were no replies received back. That would indicate quite a bit right there. I believe you asked the key question.

Chairman: I would presume that the two gentlemen in the back of room were probably recipients of the letter.

Brimm: They are, yes. But that's only two out of forty.

Questioner: May I respond, sir?

Chairman: Yes.

Cutter: May I make one other comment?

Chairman: Go ahead.

Cutter: And that is, all the comments were all made, a survey was taken, I saw in the paper, this was taken by a survey company. The one point they brought out last night, the convention center at Ship-a-Shore is being expanded rapidly. This is not speculation, they actually have the plans already drawn up, and realize that no matter where a convention center, and this is not going to be a huge convention center as I understand. I was aware of these plans before they were even brought out. It's not a convention center, as such, but it is something that's needed whether it's put up above the high school, whether it's put on another piece of property, it's going to have the same kind of questions that came up tonight. And I feel strongly that we should go with the plan, that is, his plan, and the Chamber certainly is behind it. Not just because it means more business, we like to look at all sides of it too, but we think it will be good for the community. Thank you.

Commissioner Robinson: May I ask a question?

Chairman: Yes, Bill.

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Robinson: Do we have any facts from the Chamber as to how much this may bring into this community?

Cutter: These were brought out tonight very well.

Harness: May I address my remarks to this item. In my original letter there's no request for any return notice that I know of. The only thing requested was if I was interested to be present. I don't understand your point.

Commissioner Brimm: Well, when these letters are sent out within 250 feet of all the property owners, if you have a remonstrance against it, you are to reply.

Harness: There is nothing in here, ma'am that says so.

Brimm: Well, we're only obligated -

Harness: It did not advise, otherwise I would have responded.

Brimm: The City is only obligated, I think, isn't it Wendell, to send these letters?

Chairman: You did respond. You are here.

Harness: Her question was, "Did the City receive any written responses to these letters?" I was unaware that I was suppose to respond, written.

Brimm: You don't have to respond -

Chairman: People as a whole respond in the manner that you did or in writing, either one way or the other. We appreciate the fact that you are here, we really do.

Harness: I believe the people who received this letter did not realize they may respond in writing without appearing in person.

Brimm: They can do either.

Chairman: That's possible.

Renn: He probably has a good point there.

Chairman: That's possible. Maybe in the future the letters should be a little more explicit on that. Although our replies in the past have been good, either people have been here in person or they have written pro or con on it, so. I would just add one more thought here, I realize this is history, but it was only a short period back that particular piece of property was zoned somewhat differently than it is now and some people actually had an option on it to erect a small shopping center. So, things could have been much different than they are. But I think we are ready to make a decision unless you gentlemen want to defer it and think about it, and lady.

Commissioner Brimm: I would so MOVE that we pass favorably on the zone change on this property.

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Chairman: Is there a Comprehensive Plan change here?

Building Official: No. Just a zone change.

Chairman: It has been Moved that we grant the zone change. Is there a second?

Robinson: I second it.

Chairman: It has been Moved and seconded that we grant the zone change. All those in favor, opposed, Motion carried. Zone change granted.

END OF PUBLIC HEARINGS

LEGISLATIVE ACTION:

1. A REQUEST BY JAMES R. BARRETT FOR VACATION OF EASEMENTS ON PROPERTY OWNED BY MR. BARRETT.

It was brought out in discussion these, at one time, were held for utility easements, but at the present the area is served by all utilities and these easements were never utilized.

Similar easements on the adjacent property belonging to Dean Kerr were vacated several years ago.

In response to call by Chairman for motion,

Commissioner Renn MOVED that we accept the first part of this request relative to the easements that serve no purpose. You own the land and no necessity. However, the second request to straighten out the streets is the matter of vacating a ten foot by 114 foot front. I would recommend we defer that until such time, and not hold up the project, we can recommend to the Council that in such event where the city is vacating property for the benefit of any recipient, regardless of who it might be, that a fair value be paid to the City for that land regardless of existing laws, or, not laws, precedent that had been set years ago. This is 1977. The reason I say that, not too long ago, the City is in such dire need of funds that they had to raise the fees for such applications for zone change from \$35.00 to \$100.00. They have changed the fees for a simple little variance from \$20.00 to \$50.00. Now, if the City is that hard up for money, then they should be reimbursed in such events for the fair market value of any land involved. I want to continue. I live on Easy Street. The City wants to widen that from 40 feet to 50 feet. They're going to come up to me and ask me for ten feet of land. I want some money for it. The City is going to pay me. The same event occurred here. If somebody is getting land from the City they should pay the fair market value.

Commissioner McVay objected for the reason the land has

already been owned by people before and they have given the streets. All the streets are given property. He didn't think they should pay to get it back. When the City can't use this land, it should be vacated and given back to the people.

After further discussion, the Motion with restrictions died for the lack of a second.

It was then MOVED by Commissioner McVay, seconded by Commissioner Robinson that the vacation of easements on property owned by Mr. Barrett be granted. Motion carried. Commissioner Renn abstained.

2. PRESENTATION OF FINAL PLAT OF HEATHER LANE SUBDIVISION BY CHET THOMPSON.

Mr. John Thorp, P.E., with Niemi & Thorp, made the presentation. The City Staff has made certain recommendations as to utilities and one that affects the plat directly is the type of connection to be used at the highway will require a radius curve.

After discussion, it was MOVED by Commissioner McVay, seconded by Commissioner Brimm the final subdivision plat be approved subject to staff's recommendations of change, with reference to the highway and also on the utility layout. Motion carried unanimously.

Tabled and held over from the last meeting was the request by Ken Black for a Conditional Use Permit to allow the operation of a life insurance office in a dwelling located in an RH zone.

Mr. Black was present and informed the Commission dwelling was located at 432 Fern Street, which is a duplex. The occupant of other half operates a beauty shop in the building. Mr. Black said he doubted if he would have more than one or two persons calling at this address in any given day. Most of his business is done outside of the office. After discussion which established there was ample parking for the trade expected,

Commissioner Robinson MOVED, Commissioner McVay seconded that Ken's request for conditional use be granted. Motion carried unanimously.

Other tabled item, request for lot split by Wes Sanders. The information required had not been received.

Mike Page was in audience and had the necessary papers for requesting a lot split. However, he had not received papers early enough to get on the agenda so he was asked to get on agenda for next meeting.

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REPORT BY CITY MANAGER:

Mr. Al Hooten informed Commission the time had come, or was fast approaching, when he would ask help on a new numbering system. Although many people would not appreciate a change, he cited the post office people as practically tearing their hair out, and when people with property on 101 come in you just flip a coin, and heads or tails, just choose a number, and we cannot continue to grow in this community without having a better system than that. It is that serious. There could be some concerns about streets with like-names, but right now the concern is over numbers.

The Commission was reminded we have emergency people that are getting called in very strained situations to respond to a certain address in the middle of the night. If they are not very careful they could send an ambulance in the wrong direction.

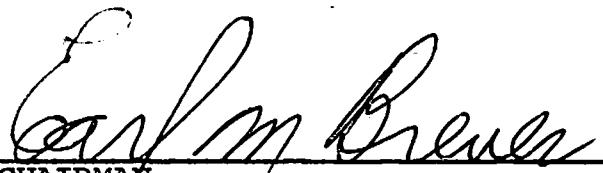
In response to query, Mr. Hooten said there would be an allowance in the numbering system for vacant property.

Mr. Hooten turned the floor over to Sandy Dierich of Coos-Curry Council of Governments, Coos Bay, who stated CCCOG had tabulated and analyzed the results of the questionnaire survey taken in the Brookings-Harbor area. Out of the 3000 questionnaires distributed there were only 44 returned. Ms. Dierich handed out a report consisting of a number of pages evaluating the returned questionnaires, then reviewed report for the Commissioners.

ADJOURNMENT:

Chairman Breuer adjourned the meeting at 9:30 p.m.

This meeting was recorded on tape which is filed in the Building Official's office.



CHAIRMAN

ATTEST:



SECRETARY

ADDENDUM: At Nov. 1, 1977 meeting the following corrections were requested to be made in the Oct. 4, 1977 minutes.

Paragraph 3: Change "Draftsman" to "Draftsperson".

Paragraph 4: It was pointed out that Ms. Sandra Dierich lived in Bandon and should be so noted.



CITY OF BROOKINGS

The Home of Winter Flowers

Phone (503) 469-2163

898 Elk Drive
P. O. Box 'C'
Brookings, Oregon 97415

October 4, 1977

Mayor & City Council
City of Brookings
Brookings, Oregon

Gentlemen,

At the regular Planning Commission meeting, September 6, 1977, the following recommendations were made and are presented herewith to the Mayor and Council for their consideration in making appointment to fill the present vacancy on the Planning Commission which has been open since the resignation of Thelma Huovila.

Mrs. Jean Hagen, owner-operator of Hagen's Cleaners.

Mr. Dean Kerr, owner-operator of Azalea Lanes and Innfield Restaurant.

Mr. Richard Timmons, property owner in the Mill Beach area who has been in the field of environmental management.

Respectfully submitted,

Earl Breuer, Chairman
Planning Commission

cc

Please add the name of:

Isabel Ruggles
1218 Collis Lane, Brookings

BUILDING REPORT
CITY OF BROOKINGS
SEPTEMBER 1977

To: City Manager

Date: October 4, 1977

From: Building Official

	<u>Value</u>	<u>Permit</u>	<u>Sur- Charge</u>	<u>Total</u>
Single family dwelling (3 bedroom)	\$ 35,000.00	142.00	5.68	147.68
Four-plex	80,000.00	247.00	9.88	256.88
Duplex	50,000.00	187.00	7.48	194.48
Duplex	50,000.00	187.00	7.48	194.48
Duplex	43,000.00	166.00	6.64	172.64
Duplex	43,000.00	166.00	6.64	172.64
Storage Building	1,000.00	10.00	.40	10.40
Storage Building	590.00	6.00	.24	6.24
Carport	1,400.00	14.00	.56	14.56
Dwelling Addition	3,000.00	24.00	.96	24.96
Dwelling Addition	<u>7,000.00</u>	<u>40.00</u>	<u>1.60</u>	<u>41.60</u>
	<u>\$313,990.00</u>	1,189.00	47.56	1,236.56
Plumbing Permits - 3		<u>195.00</u>	<u>7.80</u>	<u>202.80</u>
		<u>\$1,384.00</u>	<u>55.36</u>	<u>1,439.36</u>

Respectfully submitted,


Wendell Bartholomew

WB:cc

COOS-CURRY COUNCIL OF GOVERNMENTS

SANDRA DIEDRICH
PLANNING DIRECTOR
PHONE 756-2563

P. O. BOX 647
NORTH BEND, OREGON 97459

JACK R. WALDIE, Chairman
WOODROW ROBISON, Vice-Chairman
C. W. HECKARD, Treasurer

October 3, 1977

Mr. Al Hooten
City Manager
City of Brookings
P.O. Box C
Brookings, Oregon 97415

Dear Mr. Hooten:

Results of the planning questionnaire have been tabulated and are given on the enclosed form. Care should be taken in their interpretation since the rate of return was so low - 44 questionnaires out of those originally distributed.

There are some resounding responses worthy of note. On the good side, the public library facilities received a great number of "excellent" responses. Law enforcement services are also highly regarded. Electrical services, fire protection, garbage service and water supply rank high. Air and water quality are judged to be good, as are park development and encouragement of tourism.

Traffic control received the strongest negative response (91%). Other problem areas perceived by respondents include hospital facilities, city streets, vacant lot maintenance, availability of merchandise, empty building upkeep and sidewalks in that order.

The question on realignment of political boundaries drew confused responses and many blanks. There were 10 clear "Remain as is" responses, though the community was seldom specified. Sixteen people thought that Brookings, Dawson, and Harbor should be consolidated and 19 that only Brookings and Harbor should be melded. Seventy percent of all respondents favored more commercial business, 11% did not and 18% did not answer.

The mobile home question drew a 59% yes to 36% no response with no consensus on how. Respondents overwhelmingly favored local control of all functions listed. People who returned the questionnaires pretty well agreed that summer recreational opportunities are fine; swimming facilities and public recreational facilities in general also ranked high. However, adult and senior citizens' recreational opportunities were generally judged to be poor.

MEMBER AGENCIES

COOS COUNTY	PORT ORFORD	COOS BAY SCHOOL DISTRICT
CURRY COUNTY	POWERS	COQUILLE SCHOOL DISTRICT
BANDON	PORT OF BANDON	BANDON SCHOOL DISTRICT
BROOKINGS	PORT OF COOS BAY	BROOKINGS-HARBOR SCHOOL DISTRICT
COOS BAY	PORT OF BROOKINGS	GOLD BEACH HIGH SCHOOL DISTRICT
COQUILLE	PORT OF PORT ORFORD	GOLD BEACH SCHOOL DISTRICT 3C
EASTSIDE	PORT OF GOLD BEACH	MYRTLE POINT SCHOOL DISTRICT
GOLD BEACH	COOS BAY, NORTH BEND WATER BOARD	SOUTHWESTERN OREGON COMMUNITY COLLEGE
LAKESIDE	LAKESIDE WATER DISTRICT	NORTH BEND SCHOOL DISTRICT
MYRTLE POINT	LOWER BAY WATER DISTRICT	POWERS SCHOOL DISTRICT
NORTH BEND		

Most respondents are in the 41-65 year range, own their own homes, work in Brookings, have lived in the area for one to five years (although many report a greater than 10-year residency), and come from two-person households.

As for written comments, which have been compiled by our secretaries and are also included, sour-grape responses are few; comments are generally constructive and thoughtful and cover a wide range of concerns.

Because of the low rate of return it is impossible to assess how representative of general attitudes and opinions the survey results are. Still, I think there is justification for trusting strong responses: I'm impressed when out of 44 people who differ greatly on many issues, 39 agree on any particular point. I hope the patterns I've pulled out are helpful to you.

Sincerely,



Kathleen Mecone
Planner

KM:jec
Enclosures

BROOKINGS AREA

AREA AND COMMUNITY SERVICES:

Would you favor more commercial business?

Comments:

We need a variety store in downtown Brookings.

Brookings needs a good dime store. (2)

Movie theatre in Harbor

Discount variety store

More dentists

More competition is needed in this area to hopefully bring prices down

Yes, in tourist season. No in the winter.

In Brookings

Small manufacturing and some additional retail

In properly zoned area

BROOKINGS AREA

CITY SERVICES:

Should Brookings allow mobile homes in the city? How?

Comments:

Careful development plans

Should have good restrictions (2)

With adequate restrictions

Control development (some areas adult only, allow children)

Mobile home parks should be required to be well maintained - landscaped, etc.

The set up for mobile homes in Harbor is ideal. Brookings needs more homes and apartments.

The people should be able to choose for themselves.

Mobile homes should be allowed outside the city in parks or individual lots.

BROOKINGS AREA

CITY SERVICES:

What area of the city should have mobile home development?

Comments:

Any area (5)

In empty lots

Wherever utilities best permit

Any area, with restrictions

Any area where space allows

Responsibility of planning commission (1), studied by planning commission (1)

Wherever well kept mobile home parks could be developed and maintained

Residential areas

Behind Sentry Market

Not important if properly handled with restrictions to size, etc.

In the run-down area

Dawson tract

If the mobile homes are kept nice, then anywhere

Areas with enough room, certain lot sizes

Airport Road

BROOKINGS AREA

CITY SERVICES:

What improvements are most needed in Brookings?

Comments:

Mobile home parks (3), Adult mobile home parks (1)

More restaurants

Improving and modernizing downtown (2)

First class hospital

Major department store (such as Pennys) (2)

We need to get more business and industry in. Free enterprise will bring prosperity.

Youth activities

Traffic control on Highway 101

Street improvements (13), curbs (2)

Traffic signals (2)

Hospital

Improve street drainage

Allow mobile homes and adult parks (for retirement) with adequate restrictions

Traffic control (5)

Enforcement of codes on prevalent sub-standard housing in many parts of Brookings and Harbor

More housing - apartments and condominiums

Better control of land use

Update Chetco Avenue appearance

A far-sighted approach to the development of the area

Parking (3)

Litter control

Public restrooms

Stop light on Chetco going to Post Office

Paved streets and sidewalks, Wharf-Spruce-Hemlock-Mill Street, Fern Avenue

Sewers (2)

Sidewalks (6)

Government

Medical facilities (2)

BROOKINGS AREA

What improvements are most needed in Brookings?

Comments Con't:

Postal service to and from streets

Improvement in attitudes (2)

People should be more desirous of preserving the beauty and charm of the area and not try to destroy it by more growth and industry.

Beautification of city

More park development

Traffic control at Shopping Center near Western Bank, entrance to highway

Commercial areas below Highway 101

Industry and employment

People's yards (3)

Fish hatchery

Better water supply (2)

Pave Marina Heights Road

Expand library

Certain areas need cleaning up badly. Residents and businesses should take more pride in their yards, etc. (2)

More landscaping at entrances

Law enforcement

No double-standards for tourists

Cooperation between city officials and the general public

Produce in all markets

Availability of high class repairman

Quality of merchandise

Master Plan for future

Zones that are permanent

Playgrounds (more places for children to play)

Many

Recreation

Summer programs in parks

Lighting

Off main street

BROOKINGS AREA

GENERAL INFORMATION:

Considering all the items that will or could require additional funding, which one or ones would you be willing to support or pay additional taxes on?

Comments:

Hospital

Enclosed swimming pool

By and large taxes shouldn't be used on recreation. I realize taxes are a necessary evil but until better governmental practices are enforced in the city and county, it's like pounding sand in a rat hole.

Traffic control

Streets (lower Harbor)

Better lighting (4)

Street improvements (8), including curbs and sidewalks (4)

Better drainage

I'm a reasonable person. I'll support reasonable programs as development occurs.

Would be nice if we could have a shuttle-bus between Brookings and Harbor. Taxi's are too expensive. I lived in Seattle for 25 years and I wouldn't trade one little corner of Brookings for all of Seattle-Portland or any place else.

All

Health clinic, family planning clinic, expanded adult education offerings

Industry and employment

Ones that help to improve living conditions

Education

Improve city water (2)

Fish hatchery to insure run of salmon, mainstring of tourism, and commercial fishing

Library

Stricter law enforcement, particularly of delinquent juveniles and vandalism

Sewers

Anything within reason that we feel we could afford on retirement income

Fire protection (rural)

Street improvements (rural)

BROOKINGS AREA

Considering all the items that will or could require additional funding, which one or ones would you be willing to support or pay additional taxes on?

Comments Con't:

A center for teenage recreation

Police protection

Low cost housing (1), at realistic prices in proportion to income (1)

Any and every - if it is well planned for the future so it won't have to be redone or rebuilt in five years or less.

I believe more police could earn more then salaries by enforcing speed laws. These drivers that burn rubber when starting to me.

None. We pay too many taxes as it is.

Small hospital

Parks

Recreation

BROOKINGS AREA

GENERAL INFORMATION:

Which of the above need improvement most? (Recreation)

Comments:

Outdoor sports

I would like to see some tennis courts built, also ice skating rink.

Could use a roof over the swimming pool for winter. (3) (enclosed pool)

Being in the adult recreation age group, of course I will say that, but they all need to be consolidated and organized. (5)

Teens (2)

Senior citizens (10)

*Tennis courts (8)

More help with RSVP and AARP

Winter recreation, (2), summer recreation (1)

Public facilities for recreation (3)

Wading pools (3)

Playgrounds (6)

Outdoor sports (softball, etc.) (2)

People should be able to create their own recreation.

Adult softball diamond

You're doing great to draw tourists but what about the people that live here! There are enough bars for people that drink what is there to do for those that don't? How about community concerts, tennis courts, adult recreation?

Drainage

Begin planning on a city recreation center located at the pool area (5)

Since there are so many retired people coming to this area, how about a 9-hole golf course? There are enough golfers in the Harbor-Brookings area to support such a project. Also Brookings-Harbor should have free boat launching set-up for retired people with car-top boats.

Swimming facilities

What happen to education?

Much more drug control is needed through law enforcement.

*Suggestion: Meters could be installed for playing a certain time so courts would not be monopolized and no player should be against this custom.

BROOKINGS AREA

OTHER ITEMS:

In addition to the foregoing, do you feel any other items should be considered? If yes, what? (Further comments would be appreciated, but are not necessary).

Comments:

I would also like to see a small movie hall which could show mostly Walt Disney and children's movies.

We need to start working together under good leadership so we will be ready for the future.

Retail stores need more merchandise for a better selection.

Secret city council meetings should not be held. (3)

Retail stores should have adequate supplies when sale items are advertised.

City Council should be more receptive to needs of the general public and should refrain from catering to the "Old Guard".

Brookings is a beautiful and a lovely climate. It is very difficult to get goods and services without interminable delays/excuses/additional expense thereby incurred. Retail stores do not stock adequate supplies or selections in many areas. Therefore, much local monies are spent in inland cities.

A tougher approach to vandalism is needed in the entire area.

I would like to see a golf course in the area.

Log and lumber trucks going too fast through Brookings. Very bad accident is bound to happen.

Bicycles should not be ridden on sidewalks in downtown Brookings. Some older person is going to be seriously hurt.

Just for the record: I think our fire department and police department are excellent. Do hope the traffic on Chetco can be slowed. Speed is much too fast. I've had cars stop for me and cars in middle lane come whizzing by. Happens all the time. I also wish Brookings would have low-cost apartments for retired people with low incomes. Our schools and parks are excellent. We could have had our own Golf Course a few years back. Last but not least, we really need street cleaning equipment. Chetco Avenue is a mess. We did at one time.

Brookings should be consolidated with the rest of the area and the government a strict city manager type. Conflicts of interests should cease immediately. If a president can be straightened out - a city council should be easy.

BROOKINGS AREA

In addition to the foregoing, do you feel any other items should be considered? If yes, what? (Further comments would be appreciated, but are not necessary).

Comments Con't:

Keep out the speculators. Keep out the condominiums. Don't... black top or cement the area with big-city curbs, etc. People live here for the rural feeling. The small, friendly, community feeling should be treasured and kept. Development means exploitation and bigness, there is no stopping it.

I think the city should be buying downtown land for parking— and develop Chetco to railroad for commercial use with streets, sidewalks, etc. Start developing industry in the Dawson areas.

This is a great survey, now if you will listen to what the people say. As far as adult education classes go, we are really in the sticks.

Downtown traffic problem. More stop lights needed. Off street parking - but where? Street improvements needed badly. At present, Pacific and Memory Lane are full of chuck holes and poorly patched areas which are hard on the cars of visitors and residents alike.

Parking of cars and trucks too close to corners such as transfer trucks at Singleton's Plumbing and on corner by fire hydrant on Spruce and Willow.

Horses on sidewalks. (2)

Careless bicycle riders, especially ones not stopping at stop signs (2)

Take all glass pack exhaust systems off of cars.

Dogs on leash.

Blind intersections

Aimless drivers after 2:00 a.m.

Build a fresh water lake. Double as recreational area and water reservoir.

We have been full-time residents in this area for only three months, too short a time to qualify for giving adequate answer to this questionnaire. We are greatly interested in the prevention of crime, vandalism, and traffic accidents. In so small an area there is a real challenge in controlling all three. The police force seems excellent. We don't know the criminal court judge, but we feel if he is strict enough, crime could be held down to a minimum. Along this line we have many suggestions. When word is spread that Brookings is tough on crime, undesirables will stay away, and the area will benefit in many ways. Your questionnaire is a fine idea.

I would like to see a public auditorium centrally located for entertainment, plays, lectures, concerts, and rallies.

BROOKINGS AREA

In addition to the foregoing, do you feel any other items should be considered? If yes, what? (Further comments would be appreciated, but are not necessary).

Comments Con't:

More traffic control lights.

We, as former Oregonians who moved away and came back to live permanently, feel that the additional fee charged out-of-state for recreational vehicles is very unfair and damaging to Oregon as a whole. We feel that the out-of-state friends are the ones who contribute a great deal to the State's finances and charging an extra two dollars for State Park Camping is like "cutting your nose off to spite your own face". (2)

Better education than students receive now (excluding Upper Chetco School). The grads can't read or write, most of them.

More housing, people are camping out for lack of housing. Creating a health hazard, possibly.

Utilize lots and empty buildings for more personal services business (such as a better jewelry store, better repair shops for appliances, etc.)

At least one big playground for tots and teens with climbing bars, tennis courts, ball diamonds, maybe a skateboard area and a place parents can take their little kids to swing, etc. When I was a kid, the city (not this one) had art craft lessons, etc. at a playground. We spent our weekends at the playground. From there, road cleaning crews were set up, etc. giving kids pride in their area and something to do. It could work here.

Empty buildings and lots in town are a waste and could be put to good use.

Emergency care for the sick or injured is poor.

Just what are the Mayor and City Council doing at times other than election time?

No person or persons selling insurance should be allowed to hold seats on any committees locally or county controlled.

Better Business Bureau or consumer services is needed.

The City of Brookings is in a run-down condition. New mobile homes couldn't do anything but improve streets where houses are falling down or horses are grazing in close proximity to schools.

Cemetery is in sad condition, older section is badly in need of attention. A poor example to people from other cities burying their loved ones here.

Cooperative fish processing plant locally owned and operated. All monies derived from this would stay in community.

BROOKINGS AREA

In addition to the foregoing, do you feel any other items should be considered? If yes, what? (Further comments would be appreciated, but are not necessary).

Comments Con't:

I feel you have just about covered it all. Thanks.

We now have a good city manager. I feel he should run city affairs and the Council should respect his decisions.

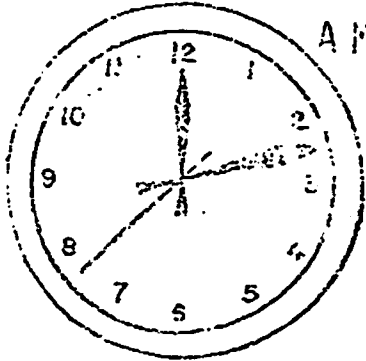
All in all, Brookings is a thriving city with a good support base in the area of taxable residents. The City badly needs projections in the area of future growth. Citizen involvement is needed also in civic affairs and general improvements. I don't think there is many places in the country with as many opportunities for quality growth as Brookings.

Now that the City has voted to have a city manager, it is time to let him manage. The Council should adopt a new charter forming a manager-council type government.

Results of survey

Sample size: 44 returns

COULD WE BORROW



A MOMENT OF

YOUR TIME

TO IMPROVE THE BROOKINGS AREA

Please answer the attached questionnaire.

This survey is for your opinions regarding the amenities and problems of the Brookings area.

Your answers will guide the directions of the city in providing municipal services and developing plans and policies.

Dear Resident:

Do you think your community is perfect? A good place to live, yes! But perfect? Probably not.

The Brookings City Council is sponsoring a study of the problems in this area to help determine some ways of making your community a better, safer place to live. In the town hall tradition a community meeting will be held in January to discuss ways we can work together to improve our area.

Just what are the problems? Only you can say because they are problems which bother you. Here is a list of some possibilities. Your response to these questions will be of great value. It will provide guidelines for the future of our area.

Our area can be a better place in which to live and raise our children. But first we must identify our problems and talk about some solutions so we can guide those whom we have elected to make our decisions. The community meeting is an opportunity to do this. The Citizen's Representative Meeting is held on the second Tuesday of July, September and November at 7:30 p.m. in City Hall to develop policies for the city.

INSTRUCTIONS FOR COMPLETING QUESTIONNAIRE

1. If you are right, circle the letter that best answers the question. E-excellent, G-good, N-no, Y-yes, and DK-don't know.
2. Please answer all questions to the best of your ability and knowledge.

NUMBER OF RESPONSES GIVEN IN EACH AREA AND COMMUNITY SERVICES: HOW DO YOU RATE THEM?

Service	E	G	N	Y	DK
Street Lighting	0	21	17	13	DK4
Emergency Facilities	3	22	13	13	DK4
Hospital Facilities	0	5	24	13	DK3
Work Programs for Youth	0	14	14	14	DK14
Law Enforcement	6	31	12	12	DK3
Public Library Facilities	22	15	12	12	DK3
City Zoning	E1	G15	P16	DK11	
City Subdivision	E0	G14	P11	DK16	
City Streets	E0	G5	P81	DK7	
Traffic Control	E1	G2	P39	DK1	
Sewage Disposal	E3	G23	P9	DK7	
Air Pollution	E14	G28	P0	DK1	
Water Pollution	E11	G23	P1	DK5	
Industrial Development Control	E1	G12	P9	DK18	
Commercial Development Control	E2	G12	P9	DK16	
Vacant Lot Maintenance	E0	G6	P53	DK3	
Empty Building Upkeep	E0	G7	P28	DK6	
Appearance of City Entrances	E1	G25	P14	DK0	
General Appearance of City	E1	G28	P12	DK0	
Business Signs	E0	G22	P4	DK2	
Information Signs for Visitors	E10	G20	P10	DK2	
Public Safety	E0	G24	P13	DK4	
Sidewalks	E0	G14	P25	DK3	
Curbing	E0	G17	P24	DK1	
Drainage	E0	G22	P13	DK7	
Off-Street Parking	E1	G15	P25	DK2	
City-County Cooperation	E0	G16	P11	DK14	
Telephone Service	E3	G26	P12	DK1	
Electrical Service	E7	G29	P6	DK0	
Sewer System	E6	G19	P10	DK8	
Fire Protection and Department	E12	G26	P2	DK3	
Garbage Service	E6	G28	P0	DK8	
Postal Service	E3	G20	P4	DK0	
Park Development	E7	G26	P6	DK4	
Water Supply	E12	G25	P3	DK3	
City Administration	E5	G21	P9	DK10	
Communications from City to Citizen	E2	G19	P4	DK6	
Encouragement of Tourism	E10	G24	P3	DK2	
Highways	E5	G22	P9	DK1	
Assistance to Existing Industry	E0	G15	P8	DK17	
Retail Services	E0	G18	P24	DK1	
Availability of Merchandise	E0	G10	P30	DK1	
Street Cleaning	E1	G11	P23	DK6	
Legal Services	E0	G17	P9	DK14	
Dental Services	E2	G16	P18	DK5	
Pest Control	E0	G13	P10	DK18	

AREA AND COMMUNITY SERVICES:

The Brookings area is growing. Which of the following most closely fits your ideas about the political boundaries which might best accommodate this growth? (More than one choice may be appropriate.)

Remain as is... Brookings Harbor Dawson 10
 Consolidate Brookings: Harbor 19 Dawson 16
 Would you favor more commercial business?..... Yes 3/ No 5
 If yes, where? Brookings 24 Harbor 26 Dawson 10 ?

Where do you do your shopping for:

Brookings 32 Harbor 31 Dawson 0
 Brookings 18 Harbor 19 Dawson 0
 Brookings 28 Harbor 14 Dawson 0
 Brookings 18 Harbor 6 Dawson 0
 Coos Bay 10 Crescent City 11
 Medford 16 Portland 1

CITY SERVICES?

Do we need sidewalks? Yes 26 No 13
 What areas of the economy should be improved?
 (Please circle your choice.)

Brookings: Employment 23 Commercial 17 Industry 14 Recreation 12
 Harbor: Employment 18 Commercial 13 Industry 14 Recreation 12
 Dawson: Employment 19 Commercial 12 Industry 8 Recreation 6

Should Brookings allow mobile homes in the city? Yes 24 No 16
 If yes, how? (Circle one or more.)

Mobile Home Parks 14 Individual Lots 11 Separate Zoning District 1
 Other _____

* Medford 1
 * * Coos Bay 1 Medford 2

If yes, what area of the city should have mobile home development?

What improvements are most needed in Brookings? _____

GENERAL INFORMATION:

In which community do you work? Brookings 28 Harbor 6

Dawson 2 Gold Beach 2 Smith River 2

Do you own or rent your home? Own 33 Rent 16

How long have you lived in this area?

1 - 5 Years 23
 5 - 10 Years 7
 Over 10 Years 12
 less than one year 1

1 person - 5
 2 people - 23
 3 " - 3
 4 " - 2
 5 " - 7
 7 " - 1
 8 " - 1

How many of you living at home? _____

Considering all the items that will or could require additional funding, which one or ones would you be willing to support or pay additional taxes on?

Who should control the following activities?

Building Inspection State 4 Local 36
 Plumbing Inspection State 4 Local 36
 Electrical Inspection State 5 Local 35
 Planning State 3 Local 37

RECREATION: (Rate the availability)

Winter Recreation..... Eo G12 P19 DK6
 Summer Recreation..... E10 G23 P5 DK7
 Public Facilities for Recreation .. E3 G22 P7 DK5
 Swimming Facilities..... E9 G20 P2 DK9
 Wading Pools..... Eo G4 P13 DK21
 Playgrounds..... Eo G11 P12 DK14
 Outdoor sports (softball, etc.) .. E1 G17 P12 DK8
 Tennis Courts..... E1 G10 P14 DK11
 Adult Recreation..... Eo G9 P21 DK7
 Senior Citizens Recreation..... E1 G8 P20 DK9

Which of the above need improvement most?

MALE:

Teenage.....(0)
 21 - 40.....(9)
 41 - 65.....(16)
 65+.....(3)
 Retired.....(7)

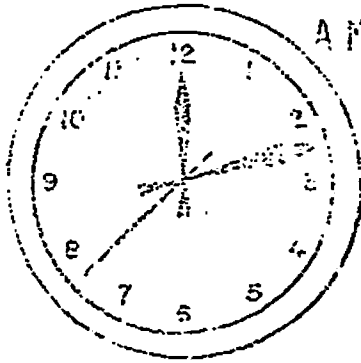
OTHER ITEMS:

In addition to the foregoing, do you feel any other items should be considered? If yes, what? (Further comments would be appreciated, but are not necessary).

Results of survey
(in percent)

Sample size: 44 returns

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Please answer the attached questionnaire.

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Your answers will guide the directions of the city in providing municipal services and developing plans and policies.

AREA AND COMMUNITY SERVICES: How do you rate them?

Street Lighting.....	E7	G52	P31	DK10
Emergency Facilities.....	E0	G12	P81	DK7
Hospital Facilities.....	E0	G35	P33	DK33
Work Programs for Youth.....	E41	G74	P5	DK7
Law Enforcement.....	E42	G30	P5	DK7
Public Library Facilities.....	E2	G5	P57	DK26
City Zoning.....	E0	G34	P27	DK39
City Subdivision.....	E0	G12	P21	DK7
City Streets.....	E2	G5	P11	DK2
Traffic Control.....	E7	G55	P21	DK17
Sewage Disposal.....	E33	G65	P0	DK2
Air Pollution.....	E48	G58	P3	DK13
Water Pollution.....	E3	G30	P23	DK45
Industrial Development Control.....	E3	G31	P23	DK41
Commercial Development Control.....	E5	G14	P74	DK7
Vacant Lot Maintenance.....	E0	G17	P62	DK15
Empty Building Upkeep.....	E0	G63	P35	DK0
Appearance of City Entrances.....	E2	G62	P24	DK0
General Appearance of City.....	E0	G84	P11	DK5
Business Signs.....	E24	G48	P4	DK5
Information Signs for Visitors.....	E0	G54	P32	DK10
Public Safety.....	E0	G33	P60	DK7
Sidewalks.....	E0	G40	P57	DK2
Curbing.....	E0	G52	P31	DK17
Drainage.....	E2	G35	P58	DK5
Off-Street Parking.....	E0	G31	P27	DK31
City-County Cooperation.....	E7	G61	P29	DK2
Telephone Service.....	E17	G64	P14	DK0
Electrical Service.....	E14	G44	P23	DK19
Sewer System.....	E26	G60	P5	DK7
Fire Protection and Department.....	E14	G67	P0	DK19
Garbage Service.....	E7	G48	P45	DK0
Postal Service.....	E16	G60	P14	DK9
Park Development.....	E26	G58	P7	DK7
Water Supply.....	E11	G47	P26	DK22
City Administration.....	E5	G46	P34	DK15
Communications from City to Citizen.....	E26	G62	P8	DK5
Encouragement of Tourism.....	E41	G34	P24	DK3
Highways.....	E0	G38	P20	DK43
Assistance to Existing Industry.....	E0	G12	P56	DK2
Retail Services.....	E0	G24	P73	DK2
Availability of Merchandise.....	E2	G47	P60	DK2
Street Cleaning.....	E0	G43	P23	DK15
Legal Services.....	E5	G31	P44	DK12
Dental Services.....	E0	G32	P24	DK44
Pest Control.....	E0	G32	P24	DK44

Dear Resident:

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- Please answer all questions to the best of your ability and knowledge.

AREA AND COMMUNITY SERVICES:

The Brookings area is growing. Which of the following most closely fits your ideas about the political boundaries which might best accommodate this growth? (More than one choice may be appropriate.)

Remain as is... Brookings _____ Harbor _____ Dawson _____
 Consolidate Brookings: Harbor _____ Dawson _____
 Would you favor more commercial business? Yes 70% No 10%
 If yes, where? Brookings _____ Harbor _____ Dawson _____

Where do you do your shopping for:

Groceries? Brookings _____ Harbor _____ Dawson _____
 Appliances? Brookings _____ Harbor _____ Dawson _____
 Clothing? Brookings _____ Harbor _____ Dawson _____
 Automotive? Brookings _____ Harbor _____ Dawson _____
 Coos Bay _____ Crescent City _____
 Madford _____

CITY SERVICES?

Do we need sidewalks? Yes 57% No 30%
 What areas of the economy should be improved?
 Please circle your choice.)

Brookings: Employment _____ Commercial _____ Industry _____ Recreation _____
 Harbor: Employment _____ Commercial _____ Industry _____ Recreation _____
 Dawson: Employment _____ Commercial _____ Industry _____ Recreation _____

Should Brookings allow mobile homes in the city? Yes 70% No 10%
 If yes, how? (Circle one or more.)
 Mobile Home Parks _____ Individual Lots _____ Separate Zoning Dist. _____
 Other _____

If yes, what area of the city should have mobile home development?

What improvements are most needed in Brookings?

GENERAL INFORMATION:

In which community do you work? Brookings 47% Harbor 14%

Dawson 5% Gold Beach _____ Smith River _____

Do you own or rent your home? Own 77% Rent 23%

How long have you lived in this area?

1 - 5 Years _____
 5 - 10 Years _____
 Over 10 Years _____

How many of you living at home? _____

Considering all the items that will or could require additional funding, which one or ones would you be willing to support or pay additional taxes on?

Who should control the following activities?

Building Inspection	State 1%	Local 72%	E	G	P	DK
Plumbing Inspection	State 4%	Local 22%	E	G	P	DK
Electrical Inspection	State 11%	Local 76%	E	G	P	DK
Planning	State 7%	Local 79%	E	G	P	DK

RECREATION: (Rate the availability)

Winter Recreation.....	E	G	P	DK
Summer Recreation.....	E	G	P	DK
Public Facilities for Recreation ..	E	G	P	DK
Swimming Facilities.....	E	G	P	DK
Wading Pools.....	E	G	P	DK
Playgrounds.....	E	G	P	DK
Outdoor sports (softball, etc.) ..	E	G	P	DK
Tennis Courts.....	E	G	P	DK
Adult Recreation.....	E	G	P	DK
Senior Citizens Recreation.....	E	G	P	DK

Which of the above need improvement most?

MALE:

Teenage.....()	Teenage.....()
21 - 40.....()	21 - 40.....()
41 - 65.....()	41 - 65.....()
65+.....()	65+.....()
Retired.....()	Retired.....()

OTHER ITEMS:

In addition to the foregoing, do you feel any other items should be considered? If yes, what? (Further comments would be appreciated, but are not necessary).

SENIOR:

Teenage.....()	Teenage.....()
21 - 40.....()	21 - 40.....()
41 - 65.....()	41 - 65.....()
65+.....()	65+.....()
Retired.....()	Retired.....()

COOS-CURRY COUNCIL OF GOVERNMENTS

P. O. BOX 647

NORTH BEND, OREGON 97459

TO: City of Brookings

FROM: Sandra Diedrich, Planning Director

SUBJECT: September 6, 1977 Request for Plan Change and Zone Change to the Planning Commission

DATE: September 19, 1977

As a result of the notes which I took at the public hearing of the Brookings Planning Commission regarding the request for a plan change and a zone change by Cembellin, the following items of information are offered for consideration.

The proponent presented testimony and evidence to the following:

- There is a demand for \$80,000 - \$85,000 housing units with ocean frontage.
- There is market data to support such a demand.
- There is a demand for condominiums.
- The availability of alternate sites indicates that Cembellin property is better suited than other options.
- Changes in population, that is, increases place demand for housing and alternative types of housing.
- Increase in Brookings' population has created a housing shortage.
- The proposed developer has prepared site plans, plot plans, elevations, sewer plan.
- Existing street system and traffic circulation pattern will support additional 50-60 vehicular trips per day which the development would generate.
- The city water system is adequate to handle increased demand for proposed development.
- The proposed developer to develop own sewer system to connect to City system which is adequate to meet increased sewerage disposal demands from proposed development.
- Other affected property owners have agreed to sewer in the planned manner.
- The site is determined to be stable; appropriate for condominiums.

- Suitable site for pilings
- No view blocked by proposed development, therefore no aesthetic or scenic resource conflict.
- Proposed development does not restrict public's access to the beach.

The opponents presented the following testimony:

- Other suitable sites are available (Wedemann property).
- The plan change would be against desired low density.
- Questioned adequacy of site for foundation, said needs test borings.
- (from a registered engineer) Sewer plan will work; water system will work; questioned parking plan; questioned foundation; questioned need for a retaining wall; but stated real question is whether or not the City should have high density residential use in that area.

The Planning Commission should weigh proponents and opponents statements; develop findings of fact. However, the Planning Commission should be cognizant that it can place special conditions on the proposed change if the findings of fact merit the changes but special circumstances warrant conditions to be complied with the proposed developer.

August 2, 1977

REPORT TO PLANNING COMMISSION

Re: Mill Beach Sewer System

An original plan to serve all this area by moving the Mill Beach Pump Station to a low point on the Mill Beach Area was denied by the owners at that time with the exception of Mr. Cembellin who was in favor.

This occurred in 1975-76 fiscal year.

During the latter part of 1976 the City did construct an 8" pressure main from the Mill Beach Station over to a discharge point in back of Brook-Ply.

During this time period the Cembellin development has not started in the approved sub-division or in the controversial duplex/condominium site area.

Other property owners in the area are now anxious to develop their land and Mr. Allen has hired engineering to satisfy his sewerage requirements.

His proposed design would pump back to the Mill Beach Pump Station and would serve his purposes very adequately.

Mr. Cembellin has engineering completed for his particular development that would pump back to the Mill Beach Station.

Across Macklyn Creek the property owners do not have any plans for sewerage facilities.

This is the background !!

ITEM

The City would assume ownership and maintenance responsibilities of at least two more pump stations were both Allen and Cembellin to proceed with individual plans.

ITEM

The City Comprehensive Sewerage Plan calls for a regional station to serve this area and those properties involved.

Recommendation:

That one pump station be constructed to serve the Allen and Cembellin properties with possibility of some additional area East of Macklyn Creek being served by this station.

I feel that a District should be created and those properties concerned be assessed their proportion of the cost.

Action by the Planning Commission in proposing that the City Council initiate this project would be in order because this should be set forth for possible Bancroft Bonding procedure.

I have been in contact personally with these owners and am gratified that there is a feeling that one station is the economical approach even though considerable cost has already been incurred through having the engineering done on an individual basis.

In the interest of impending development, I believe that this is of utmost concern and properties should be allowed to develop but in an orderly and proper fashion.

Thank you for your consideration.

Respectfully submitted,

Al R. Hooten,
City Manager

ARIH/b

Copy:

Mayor Kerr
Harry Parsi, Project Director
/ Wendell Bartholomew, Building Dept.
Herb Herzog, Public Works

BUILDING REPORT
JULY 1977

To: City Manager

Date: August 1, 1977

From: Building Official

	<u>Value</u>	<u>Permit</u>	<u>Sur- Charge</u>	<u>Total</u>
(11)				
3 Bedroom Dwelling	\$ 40,000.00	157.00	6.28	163.28
3 Bedroom Dwelling	72,500.00	233.00	9.32	242.32
3 Bedroom Dwelling - Daylight Basement	6,000.00	36.00	1.44	37.44
(33)				
Repair Dwelling-Fire Damage	17,500.00	84.00	3.36	87.36
Remodel Dwelling	5,500.00	36.00	1.44	37.44
Remodel Dwelling	4,000.00	28.00	1.12	29.12
Addition-Dwelling	2,400.00	24.00	.96	24.96
Addition-Dwelling	1,000.00	10.00	.40	10.40
Addition-Garage & Porch Foundation	3,500.00	28.00	1.12	29.12
	1,000.00	10.00	.40	10.40
(34)				
Remodel Commercial	4,000.00	28.00	1.12	29.12
Retaining Wall	1,150.00	18.00	.72	18.72
(4L)				
Lawn Shed	200.00	5.00	.20	5.20
(4M)				
Fireplace	900.00	5.00	.20	5.20
Sign	<u>3,000.00</u>	<u>25.00</u>	<u>-0-</u>	<u>25.00</u>
	<u>\$162,650.00</u>	<u>727.00</u>	<u>28.08</u>	<u>755.08</u>
4 Plumbing Permits		<u>95.00</u>	<u>3.80</u>	<u>98.80</u>
		<u>822.00</u>	<u>31.88</u>	<u>853.88</u>

Respectfully submitted,


Wendell Bartholomew

WB:cc